

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1543.22

WARD: Cranham **Date Received:** 21st September 2022

ADDRESS: 133 Severn Drive
Upminster

PROPOSAL: Two storey side extension, involving demolition of existing attached garage, new pitch roof over front porch and rear extension with patio area (Updated)

DRAWING NO(S): 2022/ 100/ PL001
2022/ 100/ PL004 Rev B
2022/ 100/ PL005 Rev A

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The site includes a two-storey semi-detached dwelling finished in face brick and pebbledash render. It features a front drive for up to two cars with an attached garage.

The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

Permission is sought for a two-storey side extension, involving demolition of existing attached garage. The proposal also includes alterations to the existing rear extension, involving creation of new pitched roof, rear patio/steps and a front porch.

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application. No representations were received.

The description of development was amended during the course of the application and neighbours

re-notified of the revised description. No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN 2021

Policy 26 - Urban design

Policy 7 - Residential design and amenity

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were sent in by the agent. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

The development has been amended since original submission to remove parapet wall detail.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

Side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows.

The proposed two-storey side extension would be built up to the eastern boundary and would be set back around 1m from the existing building line of the front elevation creating a subservient appearance. This is compliant with Havering's Residential Extensions and Alterations SPD which

explains that two storey side extensions should be set back at least 1m from the front wall of the dwelling at first floor level, to create a break in the roofline and facade, and avoid a terracing effect.

Although the proposal would still present as significant proportion of the width of the existing, as it is set back sufficiently and is considered to be subordinate to the existing dwelling it is judged to be acceptable in terms of visual impact in the streetscene.

At ground floor, the extension does not project beyond the main building line on the front elevation. The proposed side extension would have a hipped roof to match the existing dwelling and the other half of the semi-detached pair.

A new pitched roof would also be built on the existing flat roof rear extension. The depth is indicated to remain the same, with a max height of 3.7m dropping to 2.65m at the eaves. This is compliant with the guidance which states houses can be extended from the rear wall of the original dwelling by up to 4m in depth for a semi-detached dwelling. As the roof is pitched and drops to a reasonable eaves level, this is considered of appropriate scale.

The proposed front porch extension would be designed with a new pitched roof and the depth would not increase from the existing. The porch would relate well to the host dwelling so is deemed to cause little visual harm to the surrounding street scene.

It would use finishing materials which match the finishing materials of the existing dwelling house and the pitched roof does not detract from the style of the main roof of the house which is in accordance with the requirements of the Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwellings in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The proposed two-storey side extension would be built on the opposite boundary for the attached neighbour (No.135 Severn Drive) so there will be sufficient separation distances to the attached neighbour as to not impact amenity.

The attached neighbour also benefits from a single storey rear extension. This mitigates harm from the increased height of the proposed extension and given also the reasonable eaves height, no material harm from the extension is judged to result.

The new stepped patio is of modest height and only comprises steps down to the garden and not a sitting out area. The attached neighbour also has a patio. The impacts on the amenity of the neighbour are considered acceptable.

The proposed two-storey side part of the extension will be built up to the properties eastern boundary, but does not project beyond the existing main rear wall of the dwelling. The unattached neighbour (No.131 Severn Drive) is separated by a side garage at this boundary and also has a single storey rear extension that would mitigate the impacts from this part of the proposal.

The unattached neighbour has a ground floor flank window, which appears likely to serve a kitchen.

Consideration has been given to the impact on this window, however the window is set in from the shared boundary and the kitchen appears to lead on to the extension to the rear of the dwelling, providing other sources of light. On balance, the impact on this flank window is not considered so severe as to justify refusal.

The neighbouring properties will not be affected by the replacement front porch as the depth would not change from the existing and it would be sufficiently distanced away from the neighbours to mitigate any material adverse impact.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

4 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form unless otherwise agreed in writing by the Local Planning Authority.

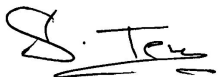
Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

INFORMATIVES

1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via email. The revisions involved the removal of the parapet wall detail. The amendments were subsequently submitted.

Authorising Officer:



Suzanne Terry

1st March 2024